

Mark
Webster
estate agents



Alvecote Cottages
Alvecote Lane
£220,000

*** DELIGHTFUL 3 BEDROOM COTTAGE STYLE PROPERTY ~ POPULAR VILLAGE LOCATION ~ REAR GARAGE ***. For sale with MARK WEBSTER estate agents is this charming traditional terraced home being ideal for the first time buyer briefly comprising: Lounge, dining area, kitchen, ground floor shower room and three bedrooms. Viewing is considered essential.

This charming cottage-style terraced home offers a wonderful blend of character, comfort and practical living space, making it an ideal purchase for a first time buyer, downsizer or anyone seeking a well presented home in a popular village setting.

The ground floor enjoys a welcoming lounge with a cosy feel, opening through to a separate dining area that provides an excellent space for everyday living and entertaining alike. The kitchen is fitted in a traditional style with good worktop space and a warm, homely finish, while the ground floor shower room adds further convenience.

To the first floor, the property offers three bedrooms, giving flexibility for family life, guest accommodation or those working from home. The overall presentation is attractive and well cared for throughout, with a tasteful mix of modern décor and cottage character.

Outside, the home continues to impress with a lovely rear garden designed for both relaxation and enjoyment. There is a patio seating area, lawned space, useful outbuilding/garage to the rear and an excellent raised entertaining area with covered seating, creating a fantastic setting for outdoor dining, socialising and taking in the far-reaching open field views behind. Also located to the rear there is a power feed ready to fit an electric car charger point.

Set within a sought-after village location, this appealing home offers a lifestyle opportunity as well as a property purchase, with early viewing strongly advised to fully appreciate the setting, outside space and charm on offer.

LOUNGE

14' 6" x 12' 0" (4.42m x 3.66m)

Having a glazed wooden entrance door, double glazed window to front aspect, travertine tiled floor, vertical column style radiator, feature cast iron fireplace and access to...

DINING ROOM

10' 10" x 10' 0" (3.3m x 3.05m)

Double glazed French doors leading out to the rear garden, travertine tiled floor, cottage style door giving access to the stairs leading off to the first floor landing, useful under stairs storage space, vertical column style radiator and access to the kitchen.

KITCHEN

8' 1" x 7' 9" (2.46m x 2.36m)

Double glazed window to side aspect, luxury vinyl tile flooring, fitted base and eye level units, wooden effect roll edge work surfaces, space for a Range style electric cooker, appliance spaces, tiled splash back areas and access to the shower room.



SHOWER ROOM

7' 9" x 4' 9" (2.36m x 1.45m)

Opaque double glazed window to rear aspect, double panelled radiator, useful storage cupboard, towel radiator, low level WC, wash basin, travertine tiled walls and floor, shower enclosure having a chrome mixer style shower.

FIRST FLOOR LANDING

Access to the roof storage space, laminated wooden effect flooring and doors leading off to...

BEDROOM ONE

11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window to rear aspect, grey vertical radiator and useful over stairs recess.

BEDROOM TWO

11' 9" x 7' 3" (3.58m x 2.21m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM THREE

8' 6" x 6' 8" (2.59m x 2.03m)

Double glazed sky light window, grey vertical radiator and laminated wooden effect flooring.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected with the exception of mains gas.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



Floorplan



Energy Performance Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		

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